

1. District Intent	PERMITTED USES (Continued on page 2 of 3)	
	2. Principal Uses	3. Accessory Uses
<p>The Woodville Commercial district is intended to be located in areas designated Rural Community on the Future Land Use Map of the Comprehensive Plan within the Woodville Community and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting arterial roadways with high traffic volumes. The Woodville Commercial district is characterized by a linear pattern of development. The access management standards set forth in for the Woodville Commercial district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic flow of the general traveling public.</p> <p>Developments including two (2) or more uses (i.e., commercial, office, light industrial, community facilities, open space/recreation), including the reuse of existing single use sites for multiple use developments and the addition of new uses to single use sites and/or multiple use developments that share parking facilities, are encouraged.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Automotive-retail, parts, accessories, tires, etc. (4) Bed and Breakfast Inns, no more than eight (8) guest rooms. (5) Bait and tackle shops. (6) Banks and other financial institutions. (7) Camera and photographic stores. (8) Cocktail lounges and bars. (9) Community facilities, including libraries, religious facilities, vocational schools, and police/fire stations. New elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-1104 of these regulations. (10) Day care centers. (11) Gift, novelty, and souvenir stores. (12) Indoor amusements (bowling, billiards, skating, etc.). (13) Laundromats, laundry and dry-cleaning pick up stations. (14) Mailing services. (15) Medical and dental offices, services, laboratories, and clinics. (16) Mortuaries. (17) Motor vehicle fuel sales. (18) Museums and art galleries. (19) Non-medical offices and services, including business and government offices and services. (20) Non-store retailers. (21) Passive and active recreational facilities. (22) Pawnshops. (23) Personal services (barber shops, fitness clubs, etc.). (24) Pest control services. (25) Photocopying and duplicating services. (26) Printing and publishing.</p>	<p>(27) Rental and sales of video tapes and games. (28) Rental of tools, small equipment, or party supplies. (29) Repair services, non-automotive. (30) Restaurants, with or without drive-in facilities. (31) Retail bakeries. (32) Retail caskets and tombstones. (33) Retail building materials. (34) Retail computer, video, record, and other electronics. (35) Retail department, apparel, and accessory stores. (36) Retail drug store. (37) Retail florist. (38) Retail food, grocery, and convenient stores. (39) Retail furniture, home appliances and accessories. (40) Retail home/garden supply, hardware and nurseries. (41) Retail jewelry stores. (42) Retail needlework and instruction. (43) Retail newsstand, books, greeting cards. (44) Retail office supplies. (45) Retail optical and medical supplies. (46) Retail package liquors. (47) Retail pet stores. (48) Retail picture framing. (49) Retail sporting goods, toy stores. (50) Retail shoes, luggage, and leather products. (51) Retail trophy stores. (52) Sign shops. (53) Social, fraternal and recreational clubs and lodges, including assembly halls. (54) Studios for photography, music, art, drama, voice. (55) Tailoring. (56) Veterinary services, including veterinary hospitals. (57) Mini-warehouses, or self-storage facilities. (58) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.</p>

GENERAL NOTES:

1. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
2. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

DEVELOPMENT STANDARDS (continued on page 3 of 3)									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size, gross leasable building area (excluding building floor area used for parking)	b. Building Height (excluding stories used for parking)
<u>Warehousing, Storage, Mini-warehousing</u>	None	None	None	25 feet	None	25 feet	10 feet	20,000 sq ft building area per acre, not to exceed 40,000 sq ft per single structure.	3 stories
<u>All other Permitted Principal Uses</u>									
a) <u>served by central sewer</u>	None	None	None	25 feet	None	25 feet	10 feet	10,000 sq ft building area per acre, not to exceed 50,000 sq ft building area per parcel, nor 40,000 sq ft per single structure.	3 stories
b) <u>not served by central sewer</u>	None	None	None	25 feet	None	25 feet	10 feet	No more than one septic tank, limited to no greater than 500 gallon capacity per 1/2 acre supporting a building area not to exceed 8,000 sq ft building area per acre, not to exceed 40,000 sq ft building area per parcel, nor 30,000 sq ft per single structure.	3 stories
7. <u>Access Management Criteria (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</u>									
(a) <u>All Arterials and Major Collectors</u> Full movement access to an arterial or major collector shall not be permitted closer than 330 feet to another full movement access point, nor within 660 feet of a signalized intersection. Right-in/right-out access to an arterial or major collector shall not be permitted closer than 330 feet to another access point, nor within 100 feet of a signalized intersection, except properties with sole access to an arterial or major collector are permitted no less than one right-in/right-out access point. Properties with 660 feet or more of arterial and major collector frontage may be permitted multiple accesses to a single street based upon a traffic safety and capacity evaluation. All development fronting on an arterial or major collector shall record a joint access and cross easement benefiting adjoining properties fronting on the same arterial or major collector.									
(b) <u>Minor Collectors</u> Full movement access to a minor collector shall not be permitted closer than 200 feet to another full movement access point, nor within 400 feet of a signalized intersection. Right-in/right-out access to a minor collector shall not be permitted closer than 100 feet to another access point, nor within 200 feet of a signalized intersection, except properties with sole access to a minor collector are permitted no less than least one right-in/right-out access.									
(c) <u>Local Streets</u> Full movement access to a local street shall not be permitted within 200 feet of a signalized intersection. Right-in/right-out access to a local street shall not be permitted closer than 100 feet to another access point or intersecting public street, nor within 200 feet of a signalized intersection, except properties with sole access to a local street are permitted no less than one access point, which may be limited to right-in/right-out based upon a traffic safety evaluation.									

GENERAL NOTES:

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DEVELOPMENT STANDARDS (continued from page 3 of 3)

7. **Street Vehicular Access Restrictions:** Properties in the Woodville Commercial zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: R, RA, R-1, R-5, MH, and RP.
9. **Landscape Standards:**
 Development within the Woodville Commercial zoning district shall be subject to the landscape requirements of this Section in addition to those requirements of the Environmental Management Act (EMA). Where standards conflict, the stricter of the two shall apply. All landscape plans shall be prepared by a registered landscape architect as per Section 481 of the Florida Statutes.
- Arterial Road Landscaping:** All properties fronting arterial roads shall provide and maintain a thirty (30) foot wide landscape area immediately adjoining the arterial road. All vegetation within the thirty (30) foot wide landscaped area of good condition 4 (four) inches and larger shall be preserved. This landscape area shall be planted with canopy trees with no less than 1 tree for each 200 square feet of landscape area. Creative design and spacing is encouraged. The landscape area may be crossed by driveways permitted pursuant to Section 8 above, but compensatory area shall be added, equal to the area of the driveway, adjacent to the required landscape area. Sidewalks are not permitted within the landscaped area except for interconnections to sidewalks fronting public roadways. Signs may be located within the landscape area, but shall not reduce the tree planting requirement. Existing healthy trees in the landscape area may be counted as prescribed in Section 10-264(b) toward meeting the tree planting requirement. Management of the existing trees within the 30 (thirty) feet shall include pruning of dead and hazardous tree limbs, pruning of live limbs less than 25% of the green mass of the tree, fertilization, pest control, and control of invasive vegetation. Mechanical methods which compact the earth or root systems shall not be allowed.
10. **Parking Standards:**
 (a) Properties fronting an arterial road shall be allowed to construct 50 percent of all parking required by the Land Development Code in front of the proposed building/structure and/or adjacent to a public roadway. Additional parking, above code requirements shall be located to a side or rear of the proposed building/structure that is not fronting a public or private roadway or access way.
 (b) Properties fronting a collector or local road shall be allowed to construct a single parking aisle between the proposed building and the collector and/or local road.
11. **Lighting Standards:**
 (a) All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
 (b) Lighting for off-street walkways shall be spaced no more than thirty (30) feet apart, and shall not exceed ten (10) feet in height.
 (c) Parking lighting shall be spaced a maximum of fifty (50) feet apart and shall not exceed twenty (20) feet in height.
 (d) Lighting levels at the property line (six feet above ground) adjacent to residential areas shall not exceed .5 foot-candles.
12. **Design Standards:**
 (a) All buildings shall screen trash collection/storage areas with materials found on the exterior of the building.
 (b) All delivery truck docks shall provide a screen of sufficient height and length to screen loading and unloading trucks.
 (c) Communication towers and antennae support structures are prohibited, except those complying with the standards of Section 10-1115(a)(4).

GENERAL NOTES:

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MEMORANDUM

TO: Members of the Planning Commission

FROM: David McDevitt, Development Services Director
Jean Gregory, Planning Manager – Comprehensive and Environmental Planning

SUBJECT: Woodville Site Specific Zoning Project/Proposed Changes To Land Development Regulations

DATE: August 27, 2002

Staff is requesting that you review the attached memo on consistency with the Comprehensive Plan for the proposed amendments to the County Land Development Regulations to facilitate implementation of Site Specific Zoning in Woodville for those properties in the Rural Community Future Land Use category. The draft ordinance is attached for your review and this memo provides a history and summary of the proposed changes.

After receiving the initial direction from the Board in April 2001 to pursue Site Specific Zoning in Woodville, the following actions occurred:

1. A staff working group from Planning and Growth and Environmental Management conducted community open houses in May and June 2001 in Woodville. Staff provided the public with a conceptual map and discussed with the attendees how the Woodville community could be rezoned and which zoning districts could be applicable to properties in Woodville.
2. In July 2001 the County Commission initiated amendments to the Comp Plan to provide text for a Woodville Rural Community Future Land Use category.
3. In March 2002 the County Commission held a workshop on the Site Specific Zoning work program and authorized staff to proceed with Code changes and the development of the WC Woodville Commercial zoning district and to take those items to the Planning Commission for a consistency review.
4. In April 2002 the Board adopted the Comp Plan amendments pertaining to the Woodville Rural Community Future Land Use category and these amendments became effective in June 2002.
5. In May 2002 staff provided a briefing to the Planning Commission on the work program and indicated that an ordinance would be brought forward this summer making revisions to the Land Development Regulations.
6. In July 2002 staff provided a copy of the proposed ordinance and a summary of the ordinance provisions for the Commission's review.
7. In late July 2002 the Board of County Commissioners initiated a Comp Plan map amendment from Rural Community to Woodville Rural Community for

properties in Woodville. This map amendment is being processed as part of Cycle 2003-1.

After a review of the Land Development Regulations, the Planning and Growth Management Departments are recommending revisions to the Code that allow mapping of some existing site specific zoning districts in the Woodville community. These districts are now applicable in the Mixed Use Future Land Use category only. Also, staff is proposing adoption of a new commercial district applicable to properties in Woodville.

Following is a listing of revisions to the Land Development Regulations that are proposed in the attached ordinance:

1. Deletion of University Transition district from the listing of zoning districts (not applicable in the County) and the addition of the Woodville Commercial District (pp. 1-2, Section 1);
2. Listing the zoning districts that implement the Woodville Rural Community Future Land Use category (pp. 2-3, Section 2);
3. Amendment of Site Specific Zoning Districts (RA Residential Acre, R-1 Single Family Detached, R-5 Manufactured Home and Single Family Detached, MH Manufactured Home Park, and C-1 and C-2 Neighborhood Commercial Districts) to provide in the District Intent that the zoning district is applicable to the Woodville Rural Community Future Land Use category (pp. 3 – 17, Sections 2 – 8);
4. Amendment of the OS Open Space District Intent to clarify that it is permitted in any Future Land Use category (pp. 17 – 18; Section 9);
5. Adoption of new WC Woodville Commercial District (pp. 19 – 22, Section 10);
6. Designation of Type A, Type B, and Type C review levels applicable to the new WC Woodville Commercial District (p. 23, Sections 11, 12, and 13).

This information is presented for your review and is a follow-up to the material previously provided on May 15 and July 23, 2002. The Comp Plan consistency review comments are attached. A summary of the ordinance has not been provided in the consistency review since a summary of the ordinance was provided above. Staff will be present at the September 3 meeting to respond to questions concerning the proposed ordinance.

It is anticipated that the County Commission will conduct public hearings on this ordinance in the fall of 2002.

Attachments:

- #1 – Comp Plan Consistency Review
- #2 – Proposed Ordinance

cc: Silvia Alderman, Planning Commission Attorney



MEMORANDUM

Tallahassee-Leon County
Planning Department

To: Planning Commission
From: Jean Gregory, Planning Manager – Comprehensive & Environmental Planning
Date: August 27, 2002
Subject: Proposed Revisions to Leon County Land Development Regulations -
Implementation of Site Specific Zoning in Woodville

Introduction

This proposal modifies the County's zoning regulations by creating a new zoning district, WC Woodville Commercial District, providing for review levels for properties in the new zoning district, and modifying the district intent for some site specific residential and commercial zoning districts to make them applicable in the Woodville Rural Community category as well as Mixed Use category. The proposal also provides that the OS Open Space district is allowed in any future land use category.

Consistency Determination

While all of the areas designated Rural Community in Leon County share some qualities, the Woodville Community has experienced different types of growth pressures than the other areas, and in order to achieve the objectives of the Comprehensive Plan for that area, it is appropriate to utilize a variety of zoning districts. Therefore, a separate future land use category was created, Woodville Rural Community, as part of the Cycle 2002-1 Comprehensive Plan Amendments. As part of this amendment, the applicability of the land use matrix was disengaged, instead allowing location of particular land uses to be governed by more precise site specific zoning districts. (The matrix previously dictated appropriate location by land use type in the Woodville Rural Community.)

Planning Department staff has reviewed the proposal and finds that the proposal is generally consistent with the Comprehensive Plan with two exceptions. Specifically, the Comprehensive Plan provides that:

1. The land use matrix is not applicable to the Woodville Rural Community Future Land Use category. *The zoning code was not amended to reflect this change since the land use development matrix is not included in the County zoning code.*
2. Objective 3.4 Land Use Element provides the scale and intensity of commercial land use will be consistent with the community, such land uses will be designed in a manner to be compatible with adjacent land uses, and access management will be addressed. Policy 3.4.1 Land Use Element addresses enactment of zoning district regulations to address

Proposed Revisions Related to Woodville Rural Community
August 27, 2002
Page 2 of 3

commercial development consistent with Objective 3.4. Policy 3.4.2 provides that the impacts of commercial development that may require additional regulation including features such as outdoor sales lots, lighting, traffic access, noise, and signage. *The proposed WC Woodville Commercial District is consistent with these requirements. The district establishes maximum building restrictions for warehouses and all other permitted principal uses consistent with the Woodville Rural Community future land use category. The district is intended to apply to areas exhibiting an existing pattern of linear commercial development. The uses allowed in the district are consistent with other commercial uses in Woodville. The district permits automotive repairs and sale of automotive parts. However, staff did not include as permitted uses automotive sales, boat sales, and mobile home sales lots since these are not established uses in Woodville. Consistent with Policy 3.4.2 the district proposes to regulate access management, parking location, lighting, trash collection storage areas, and delivery truck docks.*

The Commercial 1 and 2 zoning districts are proposed to be applicable to properties in Woodville also. These zoning districts are found consistent with the Comprehensive Plan Objective and Policies noted above with the exception that the development intensity is inconsistent with the maximum building size permitted in the Woodville Rural Community future land use category. The districts as written allow up to a 200,000 square foot building per parcel and the Woodville Rural Community district allows up to a maximum of 50,000 square feet per building and 50,000 square feet per parcel.

3. Policy 3.4.2.c. provides for access management standards, It specifically provides that the zoning districts may allow access to a local street provided such access does not adversely impact residential areas. *The Commercial 1 and 2 and Woodville Commercial Districts provide that the districts may access any type of street. However, in order to protect residential areas, vehicular access to a local street is prohibited if a residential zoning district is located on the other side of the local street. The districts are found to be consistent with Policy 3.4.2.c.*
4. Policy 3.4.3 lists certain design aspects of commercial development that should be addressed in the zoning code. These include building mass and height; adequate buffering to further compatibility with adjoining residential uses; location of parking facilities; interconnections for vehicular and pedestrian traffic; and limitations to vehicular access to discourage traffic through adjoining residential areas. *The buffering chart in the zoning code applies to these three zoning districts and is not specifically noted in the proposed ordinance. In regard to interconnections for vehicular and pedestrian traffic in the Commercial 1 and 2 zoning districts, a consultant is preparing Comprehensive Plan amendments for submission in the 2003-2 Cycle, which opens in January 2003, that address access management and interconnections in all zoning districts. It is recommended that consistency regarding this provision be deferred until such time as the issue is addressed comprehensively. The Woodville Commercial District has provisions for interconnections between properties. The districts are found to be consistent with the other items noted above.*
5. Policy 3.4.4 provides for access management with a goal of minimizing the number of access points. Factors that may be addressed include shared access, pedestrian movements, and limited direct access to commercial parking from residential streets. *The Woodville Commercial District addresses shared access for properties fronting on the Woodville Highway. The Woodville Commercial District and the Commercial 1 and 2*

Proposed Revisions Related to Woodville Rural Community
August 27, 2002
Page 3 of 3

districts limit access to local streets. The proposed ordinance is found consistent with Land Use Policy 3.4.4.

6. In regard to residential use, the Woodville Rural Community future land use category allows up to 4 dwelling units per acre. Based on other policies in the Comprehensive Plan 4 dwelling units per acre are allowed with sewer and 2 dwellings units per acre on septic tanks (policy 1.2.1 Sanitary Sewer, Utilities Element). *The RA Residential Acre zoning district requires a minimum lot size of 1 acre. The other proposed residential zoning districts (Residence 1, Residence 5, and MH Manufactured Home Park Districts) allow densities greater than 2 units per acre, but each of the zoning district charts include a general note that provides if central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots. The Residential Preservation district allows up to 6 dwelling units per acre. In this district density is regulated by compatibility with surrounding residential density and type and the Comprehensive Plan Policy that requires 0.50 acre lots for septic tanks. The sections of the ordinance providing for these residential zoning districts are consistent with Comprehensive Plan provisions.*
7. The Comprehensive Plan does not specifically address appropriate site plan review levels for projects in the Woodville Rural Community future land use category. *Sections 11, 12, and 13 of the proposed ordinance addressing Type A, B, and C review levels are found consistent with the Comprehensive Plan since the Plan does not specifically address this issue.*
8. Section 9 of the proposed ordinance provides that the OS Open Space zoning district is permitted in all future land use categories. *This provision is consistent with the overall intent of the Comprehensive Plan to provide open spaces throughout the community.*

Potential Options to Provisions

While the proposed ordinance is generally consistent with the intent of the Comprehensive Plan, staff noted two items, which require amendment. As noted in paragraph 2 above, the development intensity in the Commercial 1 and 2 districts exceeds what is permitted by the Woodville Rural Community future land use category. Staff recommends that a footnote be added to the Commercial 1 and 2 districts that provides that outside the Urban Service Area, intensity (maximum building restrictions) are limited by the underlying future land use category.

Recommendation

Staff recommends that the ordinance be found consistent with the Comprehensive Plan contingent upon the development intensity in the Commercial 1 and 2 districts being amended to become consistent with the Woodville Rural Community future land use category.

Staff from Growth and Environmental Management and Planning Departments will be present at your September 3, 2002 meeting to respond to questions.